020.A	0003	0107.0	1 of 1	Condominium		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	468,200 /	468,200
					USE VALUE:	468,200 /	468,200
					ASSESSED:	468,200 /	468,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 107

Owner 1:	CUMMINS JOHN J JR & STACIA J/	
Owner 2:	TRS/SUSAN J CUMMINS FAMILY	
Owner 3:	2016 INCOME-ONLY IRREVOCABLE	
Street 1:	14 RADCLIFFE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CUMMINS SUSAN J -
Owner 2:	-
Street 1:	32 HAMILTON ROAD #107
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 622 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	468,200			468,200
Total Card	0.000	468,200			468,200
Total Parcel	0.000	468,200			468,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 752.73 | /Parcel: 752.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 145328
GIS Ref:
GIS Ref:
Insp Date: 12/13/17

PREVIOUS ASSESSMENT

Parcel ID: 020.A-0003-0107.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	468,200	0	.		468,200		Year end	12/23/2021
2021	102	FV	461,500	0	.		461,500		Year End Roll	12/10/2020
2020	102	FV	448,300	0	.		448,300	448,300	Year End Roll	12/18/2019
2019	102	FV	420,900	0	.		420,900	420,900	Year End Roll	1/3/2019
2018	102	FV	347,200	0	.		347,200	347,200	Year End Roll	12/20/2017
2017	102	FV	322,700	0	.		322,700	322,700	Year End Roll	1/3/2017
2016	102	FV	322,700	0	.		322,700	322,700	Year End	1/4/2016
2015	102	FV	302,600	0	.		302,600	302,600	Year End Roll	12/11/2014

!1746!

PRINT

Date	Time
12/29/21	20:30:41

LAST REV

Date	Time
12/13/17	10:04:33
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 1746

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUMMINS SUSAN J	67251-405		5/13/2016	Convenience	1	No	No		Parking space 45 swapped with 34 Hamilton uni
MC CLOSKEY LAUR	33980-206		11/2/2001		201,000	No	No		John J Cummins Sr dod 8/12/2011
MC CLOSKEY HELE	31236-325		3/14/2000		143,000	No	No		
EVANS ROBERT	26748-5		10/15/1996		125,000	No	No		Y

USER DEFINED

Prior Id # 1:	145328
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6048																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	W20 - WATER 20		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	W - Water View
Total Units:	
Floor:	1 - 1st Floor
% Own:	0.762099981
Name:	35 - 6050

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.4	%

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.46463025
Const Adj.:	1.25949597
Adj $ / SQ:	599.526
Other Features:	32718
Grade Factor:	1.00
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	588153
Depreciation:	119983
Depreciated Total:	468170

COMMENTS

BK:24423 PG:535 BK:16048 PG:328
648-2778,Building Number 32.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	3	BRs:	1	Baths:	1	HB	0					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	869.31
Special Features:	0	Val/Su Net:	752.73
Final Total:	468200	Val/Su SzAd	752.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	622	599.530	372,905
Net Sketched Area:		622	Total:	372,905
Size Ad	622	Gross Area	622	FinArea 622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.A-0003-0107.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: